



DESCRIPTION OF THIS IDEAL \$6,500. SUBURBAN HOME

BY ALFRED COOKMAN CASS



THE house illustrated herewith has been designed to be built in some country or suburban district, and in the latter case the lot should not be less than ninety feet wide on the street or highway, and preferably about one hundred and eighty feet deep, so that the house may set well back from the street, to obtain the best effect, and allowing for the development of a large lawn well planted with shrubbery and flower beds in the rear. It has been said that the setting makes the house or mars it, and to a wide extent this is true.

I have sought to design a dwelling house of distinction, embodying as much of the traditions of the best country house work of the past as seems to be compatible with good inexpensive work and a limited outlay of money. Not the smallest detail can be neglected if the best results are desired; such details as only the architect understands, for the effect of the completed building depends very largely upon the thoughtful treatment of a great variety of minute details, if disappointment would be avoided.

Therefore, in exterior treatment the house presents a sunny yet cool aspect, with creamy white stucco, grey white blinds, and the natural weathered neutral of the shingled roof. This color effect in a setting of green is unusual and distinctly attractive. Here are none of the excesses of the inexpensive house built to appear costly. It is simplicity itself, and so happily achieves grace and distinction of character. Severity is the keynote and dignity the theme. The steep pitch of the quite uncommon roof suggests more than vaguely the outlines of the smaller chateaux of France. The doorway of this type and the long double casement windows are seldom seen, though undoubtedly charming, and the chimney pots add a certain striking quality. There is no tiny detail that has not received its full quota of attention. Instead of immediately suggesting a suburban home of small cost, this house with its air of exclusiveness and sense of conception indicates rather a residence of some pretension, the solid expression of good taste and refinement.

The wide latticed porch and the flanking latticed bay at the service end of the house lend a softening touch of informality. The double French windows from the dining room open directly upon the garden, and level with the lawn.

No type of window is more delightful during the milder months than the casement window, and in this house they have been used throughout. They allow the entire window to be opened, affording the maximum ventilation, which of course is particularly desirable in summer. Those who have traveled or lived in France or England, where this type of window has been used for centuries, will readily appreciate the advantages to be derived.

The first floor plan provides an entrance hall with a coat closet, an ample living room and porch, a dining room and pantry, and a kitchen, with store closet for the refrigerator, groceries, etc. The ceiling height is 8 feet by 9 inches in the clear.

The stairway to the second floor has been placed where it may be used most conveniently by the servants as well as family. The porch has been designed to be easily furnished as an outside living room, and is but one step above the grade, a delightful effect of being in one with the garden is thus obtained.

A somewhat rare arrangement of rooms has been carried out in this house plan. The hall appears to be wide and shallow rather than long and narrow, the more common scheme. The stairs open upon a lobby just off the hall and run parallel with the front of the house. The service portion of the house is primarily designed to provide adequate working room, as well as commodious storage space. Cupboards, butler's pantry, stores closet, and room for coals have been located here, and the spacious and convenient arrangement cannot fail to please the good housekeeper. The dining room is accessible from the hall, but not obviously thrown open to it, and is connected

by a wide doorway with the living room, with its latticed porch and big fireplace.

The bedrooms are of excellent shape and command the best outlook. They are adequately supplied with closets and convenient bathrooms. There are no dark corners in this house of many windows. Ventilation, light, and airy space in all rooms is the first requisite.

There is a large bedroom for the owner, with a private bathroom and a particularly large closet, beside which there are two other bedrooms with an extra bathroom conveniently located. It should be noted that all these rooms face the east and the rising sun. The casement windows at the south end of the owner's room open to the floor, leading out onto the roof of the porch. The ceiling height on this floor is 8 feet in the clear.

In the third floor, or attic, there is one servant's room, besides which there will be ample room for the storage of trunks and the numerous and sundry articles so extraordinarily susceptible of accumulation in the average household. Or, at some future time another room and bath may here be finished at small cost.

As there is a cellar under the entire house there will be ample room for the heater, coal bins, vegetable and store rooms. The entrance from the outside is at the garden, by the kitchen porch.



HERE is a grave dignity about the exterior trim and finish that ought to attract you. An endless array of color schemes, all admirably suited, cannot fail to suggest themselves. Could you not make a charming place of the living room by picking out slightly with gold leaf, the creamy white wainscoting and trim? The simple but distinctive fireplace with its large gold framed mirror, the admirable spacing, and the well proportioned doors and deep windows would lend themselves excellently well to interior furnishing of a most superior sort. Dull gold fibre wall covering, or silk fabric of a faded rose, a cool sage, or a neutral buff or silver grey, would all help make the room a beautiful one. Utter simplicity or even a degree of elegance in furnishings would alike have their place in such an interior. The Spartan severity of early colonial days, the quaint sweet primness of the Adam period or the less usual but equally beautiful French style would suit quite as well the thoughtfully arranged rooms of this effective house.

Other things being equal, size is the chief factor in determining the probable cost of a house. I have therefore limited the area of the floor plan to slightly more than one thousand square feet, for the building is forty-eight feet long and twenty-one feet wide. A house of this shape is in some ways preferable to one of a more square plan, particularly as it affords the maximum of light and air in all parts of the house. The longitudinal axis should run about north and south, so that the living room and porch will face the south, as well as east and west; the dining room facing the east and an ample lawn; the kitchen facing the north; the main entrance being on the west.

It seems scarcely necessary to remind the reader that the cost of material and labor varies more or less with the particular section of the country where the house is to be built, but in this case the estimate of cost has been based on prices current in the vicinity of New York City, where they probably exceed those in almost any other section of the United States, not too remote. The cubical contents of the building allow for an average cost of twenty cents per cubic foot, or, an average cost of six dollars and forty cents per square foot.

Considerable economy in building and some advantages in construction may be obtained by the arrangement of the plan whereby most of the room partitions may be carried up directly from the first to the third floor.

The foundation walls shall be made of cement concrete, twelve inches thick, without footings if the soil is suitable; or, if of local rubble stone, they should be not less than sixteen inches thick. The area walls will be six inches thick, reinforced with $\frac{1}{2}$ -inch iron bars,

and capped with 3-inch by 2-inch steel angles firmly fastened, and provided with iron gratings, one of which should be hinged to allow for putting in coal. The entire cellar floor will be of cement.

The framework of the building will be what is commonly known as a "balloon frame." The sill, which should be well creosoted and securely fastened to the foundation with iron rods, shall be 4 inches by 6 inches. The studding for the outer walls should be 2 inches by 4 inches, and covered with North Carolina pine, hemlock, or other inexpensive wood, laid diagonally, to firmly brace the structure.

The wood rafters shall be covered with 1-inch by 2-inch shingle lath, laid some distance apart, to suit the shingles which may be of first quality sustained cedar. This will prove to be a more durable roof than when the shingles are laid over boarding, as they will the more readily be kept dry. It will be well also to use zinc nails instead of the usual galvanized ones.

The roofs of the porches should be covered with matched boarding, heavy felt paper, and heavy canvas, tightly stretched and well painted.

All of the window frames and blinds, all trellises, and the main cornice, which is simple, and small, may be of eypress. The sash of white pine, $1\frac{1}{4}$ inches thick, with muntins $\frac{3}{4}$ inch wide, and filled with best double thick American glass.

After the outer walls are sheathed in, they shall be covered with two thicknesses of good building paper, and "Clinton" V-stiffened with lath, galvanized, or "Herringbone" expanded metal lath, securely fastened with galvanized staples.

The building is now ready for the exterior plastering or stucco. This will be three coat work, the first and second coats of lime mortar gauged with cement, using sufficient hair in the first and second coat to bind the mass together. Particular care should be taken with the finish coat which should be at least $\frac{1}{2}$ inch thick and composed of sharp white sand and white cement, with a small quantity of lime putty added to make the mortar work easily, and rather coarsely stippled. It will be well to mix some waterproofing compound with this finish coat.

The slight lines around the windows will be simply projections of $\frac{1}{4}$ of an inch, the string course at the second floor window sills will project about $\frac{3}{4}$ inch and the architectural treatment of rustication and moulding around the front entrance will be formed in the stucco.

The entrance platform and doorstep, also the platform on the east at the easement doors leading out of the dining room, should be of cement. The floor of the kitchen porch, and the floor of the main porch, lined off as shown on the plan, shall also be of cement.



THE rain water leaders should not be over 3 inches in diameter, and together with the hold fast, and gutters will be of galvanized iron, all well painted. The metal covering for the hips and ridge of the roof, and the aprons under the dormer windows should be of zinc metal. All flashings of tin well painted on both sides.

The chimneys will be built of common hard brick, with terra cotta flue linings as a protection against fire. The chimney pots shall be of cement reinforced with wire mesh, and cast at the building. The exposed portions of the chimneys will be stuccoed to match the walls of the house. There will be a vent flue from the kitchen.

Inside, after all of the rough plumbing pipes, heat pipes, and electric conduits have been installed, and properly proved, the studding will be covered with spruce or pine lath, and plastered with three coats of lime mortar, the last coat to be the usual hard white finish, excepting between the top of the dado cap and the picture moulding in the main rooms, which may have a sand finish. There will be a small moulded plaster cornice in the entrance hall, living room, and dining room. (*Continued on page 235*)